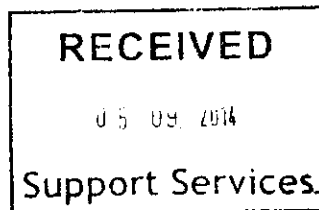


Taylor Wimpey

Mrs Claire Buckley
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4 September 2014

Dear Claire

Former Brickworks Site, Star Lane, Great Wakering

Planning Reference 12/00252/FUL

This statement has been prepared to update officers and committee members on the status of the revised work undertaken on the above application.

The planning application was originally submitted in April 2012. On 5 June 2014, Rochford Planning Committee voted to defer the planning application in view of concerns raised by Committee Members on unresolved matters relating to various design and planning policy issues.

Following this planning deferral, on 10 June 2014, Nigel Patrick London FNARA and Derek Peter Mason of Chart Property Receivership and Recoveries were appointed as LPA, Fixed Charge Receivers over the property charged to Israel Discount Bank Limited by Inner London Developments (Wakering) Limited. For clarity, this property comprises the site covered by the above planning application.

On 14 July 2014, the LPA Fixed Charge Receivers confirmed to Rochford Council that conditional terms had been agreed with Taylor Wimpey UK Limited (TW) to purchase the site and that TW would take over the planning application.

The introduction of Taylor Wimpey provides an opportunity for the planning application to be reconsidered at committee and if the application is approved, it will provide certainty that this important brownfield site will be developed.

Revised Application

Since the deferment of the planning application, Taylor Wimpey have attended a number of meetings with both Ward Councillors and Officers of the Council to address the issues raised by Members at the Planning Committee on 5 June 2014. This work was undertaken with the specific objective of being able to resolve the issues reported at committee last time, including substantially improving the general design of the scheme, to ensure the application can be favourably reconsidered at planning committee on 25 September 2014.

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division of Taylor Wimpey UK Ltd

The following is a summary of the points that Members raised at the Planning Committee on 5 June 2014.

- 1. General Design.** Members raised concerns that the contemporary nature of the development as proposed did not relate to the existing character of Great Wakering and in particular the flat roof dormers that appeared on a number of house types.

RESPONSE: The contemporary elevations and flat top dormers have been replaced by traditional housing and vernacular materials. In conjunction with officers of Rochford District Council and the Essex Urban Design Officer Elizabeth Moon special attention has been paid to the design of the corner plots to enhance appearance and create active frontages.

The inward facing form of the development where back gardens and a boundary wall address Star Lane has been replaced by an outwards looking development with houses addressing Star Lane, creating a welcoming approach to Great Wakering and a substantial improvement against the original layout. Revised drawings and plans were submitted to the council on 1 September

- 2. Members also required additional information on the Level and location of affordable housing.**

RESPONSE: The level of affordable housing at 11 units has previously undergone rigorous viability assessments by specialist independent consultants employed by the Local Planning Authority. As explained by the Head of Planning Services at the 5 June Committee, because of the various cost abnormalities associated with development of the site the level of affordable housing cannot be increased beyond the current proposal. The importance of this sensitive commercial viability of this project is evidenced through the appointment of receivers by the Bank.

The introduction of Taylor Wimpey to take over this planning application is on the basis that the affordable housing level will remain unchanged from that previously agreed with officers. As part of our wider design revisions, and in partnership with local Housing Associations, we have sought to amend the mix slightly to provide an improved offer to the council. As such, although the overall mix remains at 11 units, the latest affordable proposal includes two 4-bedroom family houses (these were originally 3 bedroom homes). The latest scheme now comprises a mix of 1/2/3/4 bedroom affordable homes.

- 3. Alley ways.** Members raised a concern about security, and the management of the alleyways.

RESPONSE: The gardens of the terraced units will be accessed by rear paths secured at both ends by lockable gates in accordance with good Secure by Design practice. The access paths will be maintained by the site management company.

The development site security and house type specification will be agreed with the Essex Police Architectural liaison officer.

- 4. Travel Plan.** Members required confirmation that this would be included within the Section 106.

RESPONSE: This will be included within the Section 106.

- 5. Members required additional information on the proposed single access to the site and access to allocation SER9.**

RESPONSE: As agreed with Essex Highways, the site is served by the same single point of access from Star Lane. In consultation with Rochford and Essex, Taylor Wimpey have sought to improve the overall highways design by providing a series of shared surface roads allowing for site permeability whilst

reducing the highway dominance, and by a further pedestrian access within the Star Lane frontage allowing emergency vehicles to access the development via secure lockable Fire Brigade bollards.

The entrance road continues through the site to the boundary with the adjacent SER 9 land where 2 options are proposed. Option I takes the highway directly to the boundary. Option II is to provide a landscaped green buffer between the road alignment and the boundary with the landscaped area being transferred to the Highway Authority via a Section 38 agreement to ensure the access to the adjacent land is not constrained.

6. Highway works. Some Members raised issues around road safety and access to Star Lane and how the scheme will deal with speed limits etc.

RESPONSE: Taylor Wimpey have been in further detailed discussion with Rochford and Essex to ensure the Highways proposals are acceptable and that satisfactory visibility splays and safety measures are achievable. The TRO noted within the proposed S.106 Agreement will allow for the speed limit along Star Lane to be reduced to 30mph.

Taylor Wimpey further propose through the TRO to add yellow lines to the site frontage to prevent indiscriminate parking, assist the free flow of traffic and enhance the safe entry to Great Wakering.

7. Refuse arrangements. Members required clarification on this point.

RESPONSE: Taylor Wimpey have met with the Councils Refuse Collection team to ensure the proposals are compliant. Each dwelling in accordance with the Council's Refuse Collection Policy, will be served by 3 wheelie bins to be located within the rear gardens of individual properties and brought to the highway edge or bin collection points on the day of collection by the property owners. The apartments will be provided with Communal Euro bins located within 10m of the highways allowing for collection by the refuse services.

8. Sustainable Drainage Systems. Members wanted more specific details about SUDS etc.

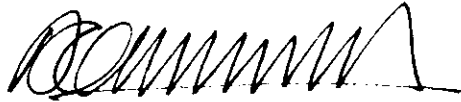
RESPONSE: The site is presently covered almost entirely by hard standing. Development of the site as proposed will significantly reduce surface water discharge by reduction of the impermeable areas. Soakage tests have been carried out to support the proposed approach, and utilising this natural discharge to the substrata will provide a sustainable approach to surface water discharge from roofs, hard standing and highways. The soakaways will be constructed to penetrate into the granular material and will include additional attenuation measures to reduce the time of entry to the proposed drainage system. Full detailed design will conclude the location of the soakaways and approval by the EHO and EA will be required to finalise the strategy.

9. Acoustic Fence. Further clarification on the scale and specification of the fence.

RESPONSE: The height of 6m section of acoustic fence was recommended in the noise report to protect the habitable rooms in the adjacent plots from "potential" (not actual) noise from the neighbouring commercial premises. The reality is that the neighbouring land uses do not presently generate noise at anything like the level to require a 6m section of acoustic fence but it is understood the Council wanted a worst case measure provided.

As part of discharging this specific planning condition, TW will undertake further work to seek to reduce the height of this fence. This could include considering an alternative option to install whole house ventilation and good quality acoustic glazing in affected homes. Whole house ventilation would mean that a mechanical system is used to provide ventilation to all rooms which will negate the need to open windows. Taking this approach the height of the proposed acoustic fence can be reduced to 2.5 -3.0 metres.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Tony Middlebrook', written over a horizontal line.

Tony Middlebrook
Design Manager